



www.miznercourtcondos.com

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FACT SHEET

OVERVIEW:

Mizner Court at Broken Sound (aka: Coral Harbor Apartments), built in 1987. An oasis of elegance is located in the very prestigious community of Broken Sound.

Directions: I-95 exit Yamato Road west, turn right on Military Trail, make a u-turn at Clint Moore Road onto Military Trail heading south, then make a right at the Mizner Court entrance, head straight in and follow signs to the sales office.

MODELS:

Floor Plan	SqFt *	Monthly Maintenance: (With Reserves)	Floor Plan	Price Ranges*:
Valencia	767	\$242.81	1BR/1BA	From The Mid \$200's
Cyprus	896	\$283.65	1BR/1BA	From The Mid \$200's
Seville	984	\$311.51	1BR/1BA	From The High \$200's
Palma	1174	\$371.65	1BR/1BA+Den	From The Low \$300's
Castille	1218	\$385.58	2BR/2BA	From The Mid \$300's
Palais	1338	\$423.57	2BR/2BA	From The High \$300's
Granada	1814	\$574.26	2BR/2.5BA Town home	From The High \$400's

DEVELOPER:

Mizner Court, LP

EXCLUSIVE LISTING BROKER: Kirschner Realty International, Inc.

SALES CENTER:

Open for sales January 2006*

**Prices are subject to change.*

**All floorplans, dimensions, features and square footages are approximate and subject to change without notice in accordance with the purchase agreement.*

PREFERRED TITLE CO:

- Cohen, Norris, Scherer, Weinberger and Wolmer

PREFERRED MORTGAGE COMPANIES:

- Countrywide Home Loans (\$1000.00 Incentive)
- Centurion Mortgage Group (\$1000.00 Incentive)
- Wells Fargo Home Mortgage (\$1000.00 Incentive)

COMMUNITY AMENITIES:

- 450 Condominiums and Town home residences, including one and two bedroom condo flats and two bedroom Townhomes.
- Pool, Lake, Fairway and Tennis Court Views
- Two Resort Style Pools and Heated Spa
- Total renovation of clubhouse and expansion including party area with kitchen
- Two Lighted Tennis Courts
- New fitness center with new equipment
- New furniture, TV's and Billiard table's
- Pet Friendly Community
- Tropical landscaping by an Award winning architect
- New 24 hour manned guardhouse on Military Trail
- New metal security gates on Clint Moore Road, security camera's and roving patrol

UNIT AMENITIES:

- Standard Improvement (Granite Ubatuba Kitchen counter tops, GE Profile stainless steel appliances and Ceramic Tile Flooring in Selected Areas)*
- Generous Linen and Pantry Storage
- Oversized Walk-in Closets
- Spacious Patios or Balconies
- Exterior Storage
- Full Size Washer and Dryers

(* or receive "as-is" credit)

SCHEDULED IMPROVEMENTS:

- New Paint all buildings, railings and walls (Exterior)
- \$250,000 budget for enhanced Landscaping
- New Pool Furniture
- New Paver Decks
- New exterior light fixtures on all buildings, except patios and balconies
- New gutters and downspouts
- Roof tile repairs underway
- 2 coat resealing of parking lots and re-striping
- Concrete and curb repairs
- New site signage
- Add pool heater for south pool (all pools heated)

SCHEDULED IMPROVEMENTS FOR HVAC:

- New Air conditioner compressors and air handlers in all condo units
- New water heater in all condo units

"As-Is" CREDITS:

		Un-Renovated	Rreef Renovated
• Valencia	1/1	12,000	10,000
• Cyprus	1/1	12,500	10,500
• Seville	1/1	13,000	11,000
• Palma	1/1	14,000	12,000
• Castille	2/2	16,000	14,000
• Palais	2/2	17,000	15,000
• Granada	2/2.5	17,000	15,000